File Box 218

This Instrument Prepared By:
TITLE ESCROW OF BRENTWOOD, INC.
5111 Maryland Way, Ste. 205
Brentwood, TN 37027
(615)221-0032

ADDRESS NEW OWNER:
Joyce Page
1104 Stainback Avenue
Nashville, TN 37207

Davidson County DEEDWARR
Recvd: 03/17/08 08:38 3 pgs
Fees:18.00 Taxes:8.51
20080317-0026327

SEND TAX BILL:
Joyce Page
1104 Stainback Avenue
Nashville, TN 37207

MAP AND PARCEL:

MAP	81
GROUP	12-0
PARCEL	179.00

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $ 2,300.00.

Peggy D. Mathes, Adm
AFFIANT

Subscribed and sworn to before me this 14th day of March, 2008.

A B Waddell
NOTARY PUBLIC

JOHN B. WADDELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

My Commission Expires: 10/22/11

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and no/100 ($10.00), cash in hand paid by the Grantees and other good and valuable considerations accepted, the receipt and sufficiency of which is hereby acknowledged, **Peggy D. Mathes, Administrator of the Estate of Cecil Ward,** pursuant to an order of the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 06P-1605, has this day bargained and sold, and does hereby transfer and conveys unto **Joyce Page**, her heirs and assigns, a certain tract or parcel of land in Davidson

County, State of Tennessee, described as follows, to wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION, INCORPORATED HEREIN

This is unimproved property known as 1619 Delta Avenue, Nashville, TN 37208.

And now **Peggy D. Mathes, Administrator of the Estate of Cecil Ward** for the express purpose of carrying out the intent of this conveyance, as above set out, does hereby convey all interest unto the said **Joyce Page**, her heirs and assigns, forever; and Grantor(s) covenant with the said Grantee(s) that the same is conveyed subject to the limitations and restrictions as may effect the premises. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 14th day of March, 2008.

Estate of Cecil Ward

By: Peggy D. Mathes, Adm

Peggy D. Mathes, Administrator

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Peggy D. Mathes,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the **Administrator of the Estate of Cecil Ward,** pursuant to an order of the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 06P-1605, the bargainor, and as such Administrator, being so authorized by said court, executed the within Deed for the purposes therein contained.

Witness my hand and official seal this 14th day of March, 2008.

A. B. Waddell

NOTARY PUBLIC

ANN B. WADDELL
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

My Commission Expires: 10/22/11

File No.: 2008-073

EXHIBIT A

Being Lot No.302 on the plan of North Nashville Real Estate Company's Plan of Lots of record in Book 21, page 105, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

INCLUDED IN THE ABOVE DESCRIPTION BUT SPECIFICALLY EXCLUED HEREFROM is that part of said property conveyed to Sam Garfinkle and Lou Lusky by deed from Ora L. Smith of record in Book 1493, page 289, said Register's Office, described as follows:

Being part of the southerly 4 feet of Lot No. 302 on the Map of North Nashville Real Estate Company's Plan of Lots, which plat is of record in Book 21, page 105, RODC, TN; said part of said lot fronts 4 feet on the westerly side of Delta Avenue and runs back 100 feet to a point, and being more particularly described as follows:

Beginning at a point on the westerly margin of Delta Avenue on the dividing line between Lot Nos. 302 and 304, running thence westerly 100 feet to a point; thence northeastwardly to a point 4 feet North of the dividing line between Lots 302 and 304 and 60 feet west of Delta Avenue; thence parallel and 4 feet north of the dividing line between said 2 lots eastwardly 60 feet to the westerly margin of Delta Avenue; thence Southerly 4 feet to the point of beginning.

ALSO INCLUDED IN THE ABOVE DESCRIPTION BUT SPECIFICALLY EXCLUED HEREFROM is that part of said property decreed to The State of Tennessee, by decree from the State of Tennessee vs Ora L. Smith, entered in Circuit Court No. A-4156 and recorded in Book 4221, page 367, said Register's Office, described as follows:

Beginning at a point in the southwesterly margin of Delta Avenue, said point being the common corner of the southeasterly 4 feet and the northwesterly 46 feet of Lot 302 on the Map of North Nashville Real Estate Company's Plan of Lots, as of record in Book 21, page 105, Register's Office for Davidson County, Tennessee; thence with the line of severance of the southeasterly 4 feet and the northwesterly 46 feet of said Lot 302, South 42 deg. 24' 41" West 67.74 feet to a point on an arc having a radius of 682.62 feet and being concave to the north; thence westerly along said arc, curving to the right, 53.77 feet to a point in the common line between Lots 300 and 302 in the aforesaid subdivision; thence with the common line between said Lots 300 and 302, North 42 deg. 24' 41" East 95.69 feet to a point in the southwesterly margin of Delta Avenue; thence with the southwesterly margin of Delta Avenue and the northeasterly boundary of said Lot 302, South 47 deg. 24' 01" East 46 feet to the point of beginning.

ALSO condemned a slope easement described as follows: Beginning at a point in the common line between Lots 300 and 302 on the Map of North Nashville Real Estate Company's Plan of Lots, as of record in Book 21, page 105, Register' Office for Davidson County, Tennessee, said point being located South 42 deg. 24' 41" West 95.69 feet from the southwesterly margin of Delta Avenue as surveyed along said common line, said point also being on an arc having a radius of 682.62 feet and being concave to the north; thence with and binding on the Right-of-way taking previously described herein, easterly along said arc, curving to the left, 53.77 feet to a point in the line of severance of the southeasterly 4 feet and the northwesterly 46 feet of said Lot 302, said point being located South 42 deg. 24' 41" West 67.74 feet from the southwesterly margin of Delta Avenue, as surveyed along said line of severance; thence with said line of severance South 42 deg. 24' 41" West 17.26 feet to a point; thence North 77 deg.. 51' 01" West 53.26 feet to a point in the common line between said Lots 300 and 302; thence with the common line between said Lots 300 and 302, North 42 deg. 24' 41" East 16.31 feet to the point of beginning.

Being the same property conveyed to Cecil Ward by deed from James D. Matthews, an unmarried man of record in Book 10114, page 594, Register's Office for Davidson County, Tennessee. Cecil Ward having since died on 9/16/06. Pursuant to an order of The Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 06P-1605, so ordered Peggy D. Mathes, Administrator to the Estate of Cecil Ward, to sell said property of the decedents.